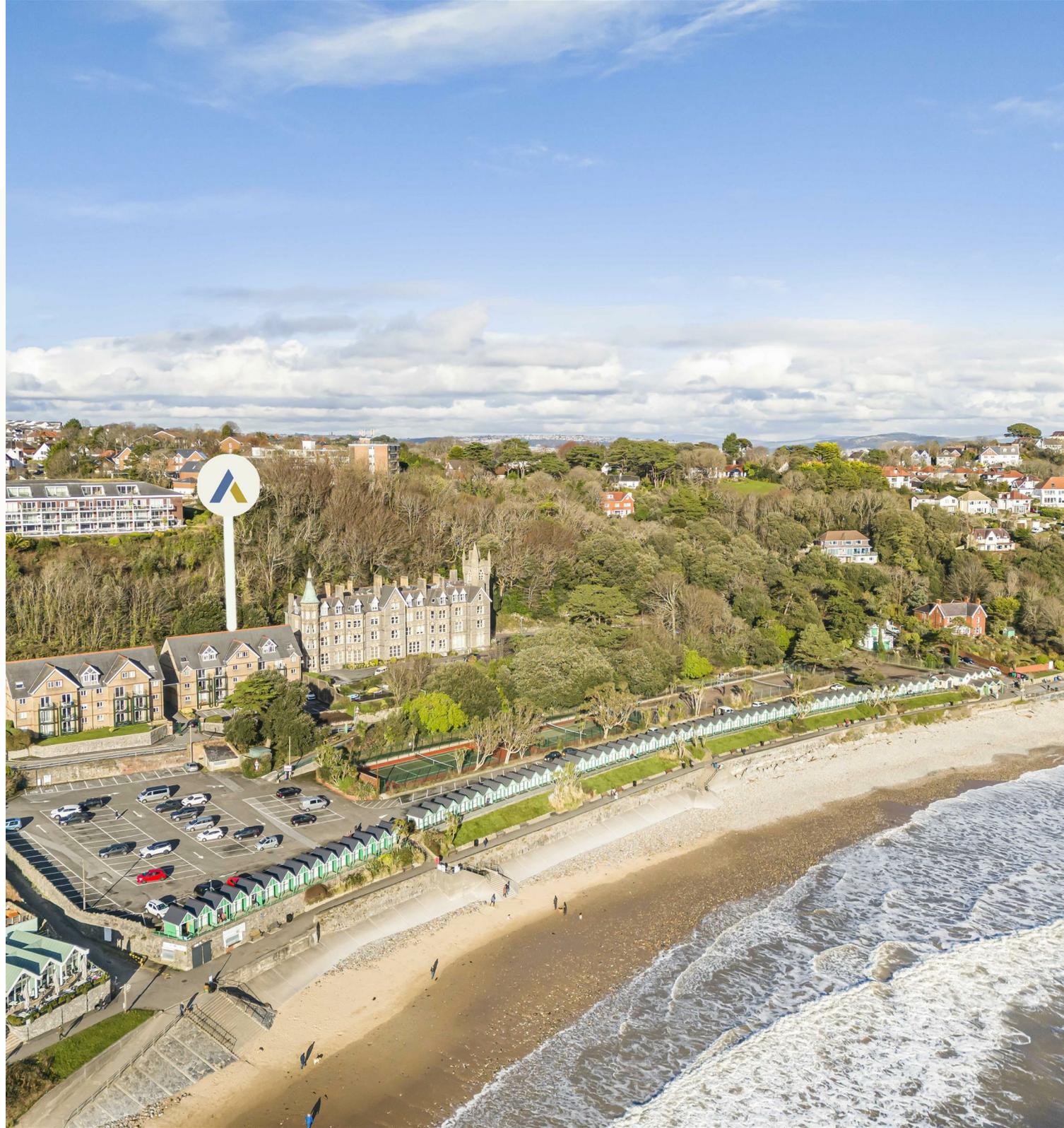


19 Crawshay Court
Langland Bay Road,
Langland, Swansea,
SA3 4QZ



19 Crawshay Court Langland Bay Road, Langland, Swansea, SA3 4QZ

£275,000



Situated in the sought-after Crawshay Court, adjacent to Langland Bay, this coastal one-bedroom apartment offers an idyllic retreat with breathtaking sea views. Boasting a prime location and offered for sale with no onward chain, this property presents an enticing opportunity for those seeking a coastal lifestyle.

Upon entering, a hallway leads you through to the spacious living room which features a private balcony, with stunning views over Langland Bay. The apartment also features a kitchen/breakfast room, a double bedroom and a bathroom.

Convenience is ensured with the inclusion of a private parking space, allowing for hassle-free arrivals and departures. Furthermore, the property's proximity to Langland Bay, Langland Bay Golf Club, and Langland Brasserie ensures easy access to leisure activities and dining options.

With the vibrant village of Mumbles within walking distance, residents can enjoy a wealth of amenities including shops, restaurants, and cafes.

In summary, this coastal one-bedroom apartment in Crawshay Court offers a rare opportunity to immerse oneself in the beauty of Langland Bay. With its stunning sea views, convenient amenities, and no onward chain, this property promises a lifestyle of tranquility and sophistication by the sea.



Entrance

Via hardwood door into the hallway.

Hallway

With a sliding door to built-in wardrobe. Radiator. Door to bathroom. Door to lounge. Door to storage cupboard.

Bedroom

11'8" x 11'1"

You have a set of double-glazed windows to the rear. Radiator. Doors to built-in wardrobes.

Shower Room

8'8" x 8'11"

Beautifully appointed comprising; a large walk-in shower. WC. Wash hand basin. Chrome heated towel rail.

Lounge/Dining Room

19'2" x 11'1"

With doors to built-in storage cupboard. Sliding doors to the front balcony (with room for table and chairs, which offer breathtaking sea views) Door to the kitchen. Two radiators.

Kitchen

13'8" x 9'6"

You have a set of double-glazed windows to the front boasting breathtaking sea views. A well-appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a one-and-a-half bowl sink and drainer unit. Four ring gas hob with oven and grill under. Extractor hood over. Integral fridge. Integral freezer. Plumbing for washing machine. Space for tumble dryer. Integral dishwasher. Radiator. Breakfast bar.

Services

Mains Gas

Mains Electric

Mains Water

Mains Sewerage

Phone Signal available with O2, EE, 3 and Vodafone

Ultrafast broadband available

Council Tax Band

Council Tax Band - E

Tenure



Leasehold (964 years left on the lease)
Service Charge - £1050 per annum
Ground Rent - £100 per annum





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 60.7 sq. metres (653.1 sq. feet)



Total area: approx. 60.7 sq. metres (653.1 sq. feet)

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Plan produced using PlanIt.